

Jeffrey W. Dulberg (State Bar No. 181200)
John W. Lucas (State Bar No. 271038)
Jeffrey P. Nolan (State Bar No. 158923)
PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
Los Angeles, California 90067-4003
Telephone: 310-277-6910
Facsimile: 310-201-0760
Email: jdulberg@pszjlaw.com
jlucas@pszjlaw.com
jnolan@pszjlaw.com

*Attorneys for Plaintiff, Bradley D. Sharp,
Chapter 11 Trustee*

Attorney for Movant
 Movant appearing without an attorney

FOR COURT USE ONLY

FILED & ENTERED

MAY 15 2025

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY sumlin DEPUTY CLERK

CHANGES MADE BY COURT

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA LOS ANGELES DIVISION

In re:

Leslie Klein

CASE NO.: 2:23-bk-10990-NB

CHAPTER: 11

ORDER GRANTING MOTION FOR
RELIEF FROM THE AUTOMATIC
STAY UNDER 11 U.S.C. § 362
(REAL PROPERTY)

DATE: May 6, 2025

TIME: 1:00 p.m.

COURTROOM: 1545

PLACE: 255 East Temple Street, Los Angeles, CA 90012

Debtor.

Movant: NewRez LLC d/b/a Shellpoint Mortgage Servicing, as servicer for J.P. Morgan Mortgage Acquisition Corp.

1. The Motion was: Opposed Unopposed Settled by stipulation
2. The Motion affects the following real property (Property):

Street address: 143 South Highland Avenue

Unit/suite number: _____

City, state, zip code: Los Angeles, California 90036

Legal description or document recording number (including county of recording):
20190316566 In Los Angeles County, California

See attached page.

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

3. The Motion is granted under:
 - a. 11 U.S.C. § 362(d)(1)
 - b. 11 U.S.C. § 362(d)(2)
 - c. 11 U.S.C. § 362(d)(3)
 - d. 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
 - (1) The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) Multiple bankruptcy cases affecting the Property.
 - (3) The court makes does not make cannot make a finding that the Debtor was involved in this scheme.
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
 - a. Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. Modified or conditioned as set forth in **Exhibit A** to this order.
 - c. Annulled retroactively to the bankruptcy petition date. Any postpetition acts taken by Movant to enforce its remedies regarding the Property do not constitute a violation of the stay.
5. Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not pursue any deficiency claim against the Debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale of the Property before (*date*) _____.
7. The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Agreement contained within this order.
8. In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order.
9. The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, as to the same terms and conditions as to the Debtor.
10. The 14-day stay as provided in FRBP 4001(a)(3) is waived.
11. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
12. Movant, or its agents, may, at its option, offer, provide and enter into a potential forbearance agreement, loan modification, refinance agreement or other loan workout or loss mitigation agreement. Movant, through its servicing agent, may contact the Debtor by telephone or written correspondence to offer such an agreement.

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

13. Upon entry of this order, for purposes of Cal. Civ. Code § 2923.5, the Debtor is a borrower as defined in Cal. Civ. Code § 2920.5(c)(2)(C).
14. A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
15. This order is binding and effective in any bankruptcy case commenced by or against the Debtor for a period of 180 days, so that no further automatic stay shall arise in that case as to the Property.
16. This order is binding and effective in any bankruptcy case commenced by or against any debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion:
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
17. This order is binding and effective in any future bankruptcy case, no matter who the debtor may be
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
18. Other (specify): This Court has reviewed the proposed orders submitted by Movant's counsel (dkt. 1080) and Trustee's counsel (dkt. 1081) and has determined that the Trustee's proposed order more accurately describes the relief granted by this Court. All rights are reserved for Movant to seek reconsideration of this Order if it believes its rights have been prejudiced by the adopted modifications to its proposed order.

###

Date: May 15, 2025


Neil W. Bason
United States Bankruptcy Judge

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

EXHIBIT A

The automatic stay under 11 U.S.C. § 362(a) is hereby modified solely with respect to the Property described in Paragraph 2 of the order and the Movant, NewRez LLC d/b/a Shellpoint Mortgage Servicing, as servicer for J.P. Morgan Mortgage Acquisition Corp., is hereby permitted to enforce all rights with respect to the Property but the automatic stay otherwise remains in effect.